144.0	0010	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	826,000 / 826,000
					USE VALUE:	826,000 / 826,000
					ASSESSED:	826,000 / 826,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64		HIGH HAITH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEHTONEN VILLE JUHANI &
Owner 2:	LEFTONEN ELIZABETH ERIN
Owner 3:	
Street 1:	64 HIGH HAITH ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GARBALLEY JOHN R -
Owner 2:	-
Street 1:	64 HIGH HAITH ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,141 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Vinyl Exterior and 2061 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4141.000	390,600		435,400	826,000
Total Card	0.095	390,600		435,400	826,000
Total Parcel	0.095	390,600		435,400	826,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 400.71 | /Parcel: 400.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 94702

GIS Ref

GIS Ref

Insp Date 10/01/18

Parcel ID 144.0-0010-0003.0

!11299!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	390,700	0	4,141.	435,400	826,100	826,100	Year End Roll	12/18/2019
2019	101	FV	292,700	0	4,141.	408,200	700,900	700,900	Year End Roll	1/3/2019
2018	101	FV	298,800	0	4,141.	337,400	636,200	636,200	Year End Roll	12/20/2017
2017	101	FV	298,800	0	4,141.	310,200	609,000	609,000	Year End Roll	1/3/2017
2016	101	FV	230,700	0	4,141.	283,000	513,700	513,700	Year End	1/4/2016
2015	101	FV	225,100	0	4,141.	277,600	502,700	502,700	Year End Roll	12/11/2014
2014	101	FV	225,100	0	4,141.	258,000	483,100	483,100	Year End Roll	12/16/2013
2013	101	FV	225,100	0	4,141.	245,400	470,500	470,500		12/13/2012

PRINT

Date	Time
12/11/20	01:29:06

LAST REV

Date	Time
05/29/19	10:33:55
danam	

PAT ACCT. 11299

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GARBALLEY JOHN	67763-283		8/5/2016		715,000	No	No		
GARBALLEY JOHN	41596-274		12/11/2003	Family	1	No	No		
	20706-196		8/1/1990		210,000	No	No		Y

USER DEFINED

Prior Id # 1:	94702
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/23/2019	96	Redo Bas	50,000	C				
12/13/2016	1522	Redo Kit	38,000	O				replace kitch cabs
10/24/2008	1348	Redo Kit	60,000					re-do baths
5/2/2008	436	Demoliti	2,000	C				demo after fire
4/29/2008	413	Manual	4,000	C				place 12x14 temp m

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	Meas/Inspect	HS	Hanne S
3/8/2017	SQ Returned	EMK	Ellen K
2/27/2012	Inspected	BR	B Rossignol
1/26/2009	Entry Denied	336	PATRIOT
12/1/1999	Mailer Sent		
11/18/1999	Measured	256	PATRIOT
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4141		Sq. Ft.	Site		0	80.	1.31	9									435,385						435,400	

Total AC/HA: 0.09506 | Total SF/SM: 4141 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 435,385 | Spl Credit | Total: 435,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.27065897
Const Adj.:	0.98990101
Adj $ / SQ:	157.228
Other Features:	97500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	479867
Depreciation:	89255
Depreciated Total:	390612

COMMENTS

FIRE DAMAGED 4-27-2008.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	M
Totals			
1	5	3	

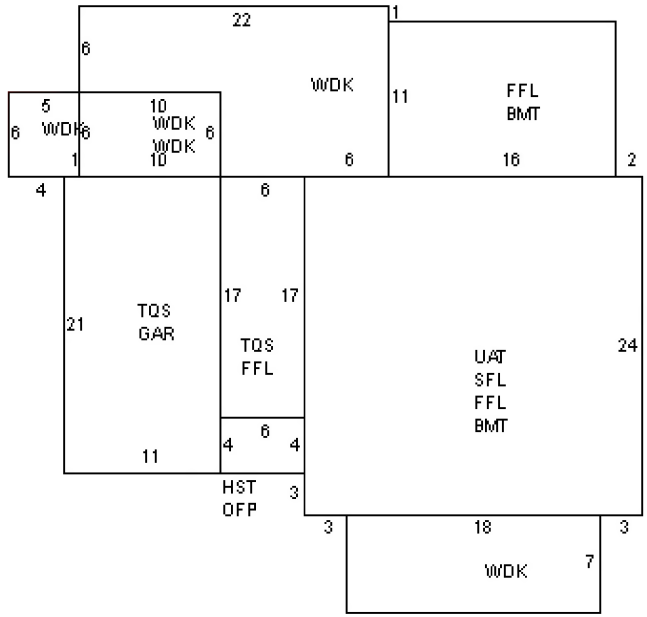
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	172.95
Special Features:	0	Val/Su Net:	117.54
Final Total:	390600	Val/Su SzAd	230.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	854	157.230	134,273
BMT	Basement	752	61.320	46,112
SFL	Second Floor	576	157.230	90,564
WDK	Deck	480	8.000	3,841
TQS	3/4 Story	250	157.230	39,268
GAR	Garage	231	25.560	5,905
UAT	Upper Attic	144	110.060	15,849
OFP	Open Porch	24	43.560	1,045
	Net Sketched Area:	3,323	Total:	338,744
Size Ad	1691.75	Gross Are	3850	FinArea 2061

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	30	A	
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0010-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	